



DEPARTMENT OF TOXIC SUBSTANCES CONTROL

Region 3, 1011 North Grandview Avenue, Glendale, CA 91201

Para información en español por favor comuníquese con Leticia Hernández al (714) 484-5488.

Public Participation Plan

Former TiTech Foundry

4000 West valley Blvd., Pomona, California

October 19, 2004

Approved by:

Tim Chauvel
Public Participation Specialist
Department of Toxic Substances Control
(714) 484-5487, Fax 714-484-5329
Email: tchauvel@dtsc.ca.gov

Submitted by:
URS Corporation
915 Wilshire Boulevard
Suite 700
Los Angeles, California 90017
and
Wohl Property Group, LLC
2828 East Foothill Boulevard
Pasadena, California

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1.0 INTRODUCTION

The purpose of this Public Participation Plan (Plan) is to promote effective communication between the Department of Toxic Substances Control (DTSC), the public, and all stakeholders associated with the investigation and treatment of contamination at TiTech (Site) located at 4000 West Valley Boulevard, Pomona, California (see site location map below). DTSC will use this Plan to identify any community concerns and issues, and to outline a strategy for keeping the public informed throughout the investigation and cleanup process.

URS Corporation prepared the Plan under the direct oversight of DTSC.

1.1 Organization of Plan

Section 1.0 describes the purpose and contents of this Plan.

Section 2.0 outlines location, surrounding land use, and history of past Site activities.

Section 3.0 explains the type of hazardous contamination found at

the site and describes the investigations that have taken place.

Section 4.0 summarizes public concerns, and describes the public outreach activities DTSC will implement during cleanup operation.

Appendix A list of key contacts.

Appendix B demographic profile of the surrounding community.

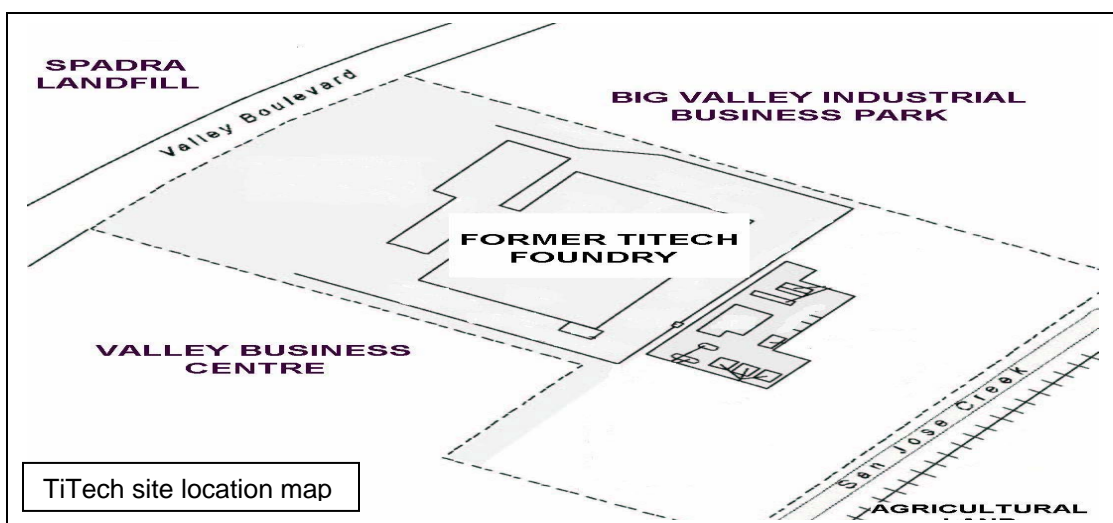
Appendix C fact sheet

1.2 Sources of information used

This Plan was developed with information gathered from interviews and demographic data.

1.3 Agency with oversight responsibilities

The Department of Toxic Substances Control (DTSC) regulates hazardous waste facilities and oversees the cleanup of hazardous waste sites in California.



2.0 FACILITY DESCRIPTION AND HISTORY

2.1 Site description, location, and surrounding land use

The TiTech site is located in an industrial area of the city of Pomona, Los Angeles County. The Site is approximately 9-acres and was developed into a titanium foundry. The Site is occupied by a large single-story foundry building with office space. The rest of the Site was used for manufacturing components.

The Site is bounded by West Valley Boulevard to the west, industrial facilities to the north and south, and a railroad line with vacant industrial property to the east.

The main problem at the Site is that sub-surface soils at depths of 12 to 25 feet are contaminated by tetrachloroethene (PCE) and trichloroethylene (TCE). Total petroleum hydrocarbons (TPH) and arsenic are also present in soils in limited areas.

The facility has been vacant since June 2002. The former operators were evicted from the property by the owner for non-payment of rent. All chemicals and chemical containers were removed from the facility either by EPA Region 9 contractors or by private contractors between July and September 2003. All operating equipment was removed from the facility between July 2003 and March 2004.

The property is currently in escrow for sale to the Wohl Great American Pomona Company, LLC (Buyer). At present, the Buyer proposes demolition of the facility and reconstruction with several smaller industrial buildings. The Buyer intends for the property to remain industrial.

2.2 Site history

Based on a review of records at the City of Pomona Department of Public Works and Fire Department, property chain-of-title documents, and historic aerial photographs of the Site, the site was originally developed in 1960 as a foundry. Foundry operations continued under various names until June 2002.

3.0 SITE INVESTIGATION AND FINDINGS

Numerous consultants including URS Corporation conducted site investigations between 1990 and June 2004, consisting of the collection of soil, soil gas, and groundwater samples. Further background information regarding the above investigations can be found in the *Preliminary Endangerment Assessment (PEA), Former TiTech International Facility*, by URS Corporation, dated July 13, 2004.

Investigations indicated that the soils in specific areas of concern (AOCs) beneath approximately 10 feet of surface soil, concrete, and asphalt are impacted with PCE and TCE. TPH and metals (titanium, nickel, zinc, and arsenic) impacted soils are also present in limited areas. Other

AOCs were identified but were not impacted with contamination; these included AOC A (foot print of the building) and AOC B (north side of building).

Based on the findings of the PEA, selected areas of AOCs C, D, E, F and G have concentrations of TPH, arsenic and volatile organic compounds ((VOCs) that require cleanup. The following information gives a technical summary of the chemical concentrations found at the AOCs of concern:

AOC C: PCE has been detected in soil and soil vapor samples at the south side of the main building where an overflow sump for the furnaces was formerly located. Based on previous reports, prior to 1991, waste water containing PCE was allowed to run down the pavement to the storm drain.

PCE and TCE are present in soil samples collected from the former overflow sump location at concentrations of 6,400 ug/Kg (PCE) and 1,700 ug/kg (TCE) at a depth of 15 feet bgs in Boring B-21. Low concentrations (less than 32 ug/kg) were present in soil at 5 and 10 feet and less than 170 ug/kg at 20 feet.

The zone impacted by VOCs is located at 15 feet below ground. No VOCs were detected at 25 feet.

AOC D: TPH Carbon Chain C12-C40 concentrations were detected in soil collected from the clarifier and a portion of a concrete storm drain. The maximum concentration detected in Boring B-8 was 5,100

mg/kg at a depth of 5 feet, and 4,800 mg/kg at 10 feet. At 15 feet the total TPH concentration was 245 mg/kg. TPH was not detected in soil samples from 20, 25, 30, and 35 feet.

TCE and PCE concentrations at the clarifier ranged from 710 ug/kg (TCE) at 10 feet to 52 ug/kg (PCE) at 25 feet. The highest concentration of both TCE and PCE was at 10 feet and decreased with depth.

The zone impacted by elevated TPH encompasses VOCs detected between 5 to 6 feet 15 feet below ground. Elevated levels of metals (titanium, nickel and zinc) were detected in the sandblasting area of AOC D. No VOCs were detected at 5 or 30 feet.

AOC E: PCE is present in all samples associated with the Chem Mill and hazardous material storage buildings. The highest concentration of PCE (1,557.1 ug/L) is adjacent to the Chem Mill at 6 feet. Borings B-10, B-11, B-12, and B-13 were used to sample and characterize the Chem Mill. Additional sample points show that the PCE remains concentrated at the source area at depths of 10 and 15 feet. VOCs in samples from 5 feet below ground are 51 ug/kg or less, at 20 feet have decreased to 39 ug/kg or less, and continue to decrease in concentration to the base of the borings at 30 and 35 feet.

AOC F: TPH Carbon Chain C6-C12 concentrations were detected from soil collected from borings (B-15

through B-20) along the storm drain swale. The maximum concentration detected was 2.6 mg/kg from boring B-20 at a depth of 15 feet. The highest PCE concentration was 4,200 µg/kg collected from Boring B-15 at the top of the storm drain at a depth of 10 feet. The concentration of PCE at 5 feet was 2 ug/Kg and at 15 feet was non-detect. TPH concentrations in samples collected along the swale were generally non-detect. Where TPH was detected it was 64 mg/kg or less. It has been determined that the zone impacted by elevated PCE is located between 5 and 15 feet. PCE is present in soil vapor at 6 feet bgs at the beginning of the drain. PCE was not detected in soil vapor at the center or end of the drain.

AOC G: No TPH or VOCs were detected in the backfield soil samples. However, a soil samples showed an increased level of arsenic (maximum 24 mg/kg).

Metals detected in background soil samples include: arsenic, barium, beryllium, cadmium, total chromium, cobalt, copper, lead, nickel, vanadium, zinc, titanium, and mercury.

4.0 PUBLIC INVOLVEMENT AND OUTREACH

4.1 Community background

The City of Pomona is a small, incorporated city located approximately 24 miles east of downtown Los Angeles. U.S. Census figures from 2000 indicate a population of 17,438 (see Appendix B for further demographic information).

The City of Pomona is bordered to the south by Diamond Bar, to the southwest by City of Industry and Walnut, to the northwest, north and east by San Dimas, La Verne, Claremont, and Montclair, and to the east and southeast by Chino and Chino Hills.

Almost all of Pomona's homes and apartments are located north and east of the 57 Freeway. Land use in the vicinity of TiTech at 4000 West Valley Boulevard is mainly industrial, with two trailer parks located within a 1/4 mile of the Site.

4.2 History of community involvement

The City of Pomona Environmental Services staff were briefed on the contamination at the Site. Four face-to-face interviews with local residents and business people were conducted in August 2004 in order to document any issues concerning the Site.

4.3 Community concerns

Based on face-to-face interviews, the primary concerns regarding cleanup of the site are as follows:

- A request was made that the community be kept adequately informed of how the Site will be cleaned up, and when the cleanup will start and end;
- Community representatives and residents want to be made aware of any findings in a timely manner;
- Members of the public had concerns regarding windblown dust and dust suppression during cleanup activities.

4.4 Public participation strategy

Ongoing communication with community leaders and elected officials will be maintained in order to promote the dissemination of accurate and timely information, and to foster a positive relationship between community members, City of Pomona, Wohl Property Group, and DTSC.

The main objective of the public participation strategy will be to:

- Keep the community informed as the project advances;
- Gather information from the community to help guide the project;

- Respond to community concerns and questions in a timely and proactive manner.

4.5 Implementation of public participation strategy

The public outreach strategy is designed to provide opportunities for the public to participate in the site investigation and cleanup process. Outreach will be developed based on information received from the community, and through communication with elected representatives and other community leaders.

At a minimum, as required by state and federal laws, the following public outreach activities will be undertaken:

■ Mailing list

A quarter mile radius site mailing list for the 4000 West Valley Boulevard TiTech project will be developed and kept on file in the DTSC Regional Records Room in Glendale, California. The mailing list will include local residents, businesses, city officials, and government agencies. The site mailing list will also include individuals and organizations on DTSC's regional and statewide mailing list.

The site mailing list will be used to mail a fact sheet in order to notify local residents of a 30-day public comment period relating to a proposed draft Remedial Action Workplan (RAW) and California Environmental Quality Act (CEQA) Draft Notice of Exemption.

■ **Public comment period**

DTSC will initiate a 30-day public comment period so that the public can make official comments on the proposed draft RAW and Notice of Exemption.

■ **Fact sheet**

DTSC will oversee the preparation, distribution, and mailing of a fact sheet at the beginning of the public comment period. The fact sheet will outline the proposed cleanup options for the site. The fact sheet will be mailed to all individuals on the site mailing list. The fact sheet will include names and contact numbers of the DTSC project team as well as the locations and telephone numbers for the information repositories. The fact sheet will be produced in English. Spanish speakers will be directed to a Spanish speaking DTSC representative.

■ **Public notice**

DTSC will oversee the preparation of a public notice that will be placed in a local paper on the start date of the 30-day public comment period for the proposed draft RAW and Notice of Exemption. The public notice will be produced in English. Spanish speakers will be directed to a Spanish speaking DTSC representative.

■ **Information repositories**

Information repositories will be set up so that the public can access and comment on technical documents related to the proposed draft RAW and Notice of Exemption. The draft

RAW, Notice of Exemption, Preliminary Endangerment Assessment Report, and other site related documents will be available at the following locations:

Walnut Public Library
21155 La Puente Road,
Walnut, CA 91789
Contact: (909) 595-0757

Documents are also available at DTSC's office located at:

1011 North Grandview Avenue
Glendale, CA 91201

Call Jone Barrio at (818) 551-2886 to make an appointment.

4.6 DTSC contact information

If you have any questions about the site, please contact:

Jessy Fierro
Project Manager
(818) 551-2174
Email: jfierro@dtsc.ca.gov

Tim Chauvel
Public Participation Specialist
(714) 484-5487
Email: tchauvel@dtsc.ca.gov

Jeanne Garcia
Public Information Officer
(818) 551-2176
Email: jgarcia1@dtsc.ca.gov
(Media inquiries only)

Appendix A — Key Contacts and DTSC's Mandatory Mailing List

Key Contacts:

State Senator Nell Soto
505 S. Garey Avenue, 2nd Floor
Pomona, CA 91766

State Assembly Member - Gloria
Negrete McLeod
4959 Paco Verde Street, Suite 100B
Montclair, CA 91763

Local Government

City of Pomona
505 South Garey Ave.
Pomona, CA 91766

- Mayor - Edward Cortez
- City Manager - Douglas
Dunlap
- Env. Services - Yvette
Mullineaux

Pomona Fire Department - John
Nieto
590 S. Park Avenue
Pomona, CA 91766

DTSC's Mandatory Mailing List:

State Wide Listing

Mr. Jim Marxen, Chief, PP&E
DTSC,
P.O. Box 806,
Sacramento, CA 95812-0806

Ms. Diane Takvorian
Environmental Health Coalition
1717 Kettner Blvd., #100
San Diego, CA 92101

Environment California
107 9th Street, Suite 601
Sacramento, CA 95814

Ms. Liz Allen
Sierra Club, 394 Blaisdell
Claremont, CA 91711

Ms. Jane Williams
California Community Against Toxic
P.O. Box 845,
Rosamond, CA 93560

Mr. Jose Kou, Permitting Chief,
DTSC, Region 3,
1011 North Grandview Avenue,
Glendale, CA 91201

Ms. Marilyn Underwood
Department of Health Services
Environmental Health Investigation
Branch,
1515 Clay Street, Suite 1700
Oakland, CA 94612

Ms. Vanessa Byrd
Environmental Justice Coordinator
DTSC,
8800 Cal Center Drive
Sacramento, CA 95814

Mr. Carlos Porras
Communities for a Better
Environment
1611 Telegraph Avenue, Suite 450
Oakland, CA 94612

Ms. Ann Coombs
League of Women Voters
65 Avalon Drive
Los Altos, CA 94022

Ms. Gwendolyn Eng
Regional Representative,
U.S. EPA Region IX,
75 Hawthorne Street
San Francisco, CA 94105

DTSC's Mailing List Continued:

Mr. Bill Magavern
Sierra Club, 1414 K Street, Suite
500 Sacramento, CA 95814

Mr. Bradley Angel
Green Action,
One Hallidie Plaza, Ste. 760,
San Francisco, CA 94102

Greenpeace
75 Arkansas Street, Suite 1
San Francisco, CA 94107-2434

Ms. Jeanne Garcia,
Public Information Officer,
DTSC,
1011 North Grandview Avenue,
Glendale, CA 91201

Ms. Jody Sparks
Toxic Assessment Group
P.O. Box 186
Stewart Point, CA 95480

Mr. Joe Lyou
California Environmental Rights
Alliance,
P.O. Box 116
El Segundo, CA 90245-0116

Mr. Chuck White
Waste Management Inc.
915 L. Street, #1430
Sacramento, CA 95814

Mr. Andre Amy, Duty Officer
DTSC – Region 3
1011 Grandview Avenue
Glendale, CA 91201

Ms. Sharon Fair, Branch Chief
School Property Evaluation and
Cleanup Division,
DTSC - Region 3
1011 Grandview Avenue,
Glendale, CA 91201

Ms. Randi Jorgensen
Public Participation Supervisor
DTSC – Region 3,
1011 Grandview Avenue,
Glendale, CA 91201

Mr. Guenther Moskat
Office of Legal Council/Planning
Analysis Env. Assessment,
P.O. Box 806,
Sacramento, CA 95812-0806

Ms. Kelly Moran
TDC Environmental
4020 Bayview Avenue
San Mateo, CA 94403

California Council for Environmental
& Economic Balance
Mr. Victor Weisser
100 Spear Street, #805
San Francisco, CA 94105

Ms. Mona Arteaga
Public Participation Supervisor
DTSC – Region 4
5796 Corporate Avenue
Cypress, CA 90630

Ms. Gloria Conti
Duty Officer
DTSC – Region 4
5796 Corporate Avenue
Cypress, CA 90630

Los Angeles County

Ms. Maggie Ide
SCAG, 818 West 7th Street
Los Angeles, CA 90017

DTSC's Mandatory Mailing List
Continued:

Mr. Herman Mulman
Seniors for Political Action
6255 Ben Avenue
North Hollywood, CA 90048

Directing Attorney
NAACP Legal Defense
1055 Wilshire Blvd., Suite 1480
Los Angeles, CA 90017

Mr. Shahin Nourishad, Supervisor
L.A. County Fire Department
Site Mitigation Unit
5825 Rickenbacker Road
Commerce, CA 90043

Ms. Pang Mueller, Manager
Reclaim Administrator
South Coast Air Quality
Management District, 21865 East
Copley Drive, Diamond Bar, CA
91765-4182

Dr. Paul Simon
L.A. County, Department of Health
Services,
313 N. Figueroa Street Room 127,
Los Angeles, CA 90012

Mr. Bill Piazza
LAUSD, 1449 S. San Pedro Street
Los Angeles, CA 90015

Hon. Yvonne B. Burke
LA County Hall of Administration
500 W. Temple Street, Suite 866
Los Angeles, CA 90012

Ms. Miriam Simmons
Senior Deputy, Environmental
Issues
LA County Hall of Administration
500 W. Temple Street, Suite 866
Los Angeles, CA 90012

Ms. Sharon Thomas
LAUSD,
335 S. Grand Avenue, Suite 702,
Los Angeles, CA 90071

Communities for Better
Environment
5610 Pacific Boulevard, Suite 203
Huntington Park, CA 90255

Ms. Debra Mulligan
Community Coalition for Change
P.O. Box 59027
Los Angeles, CA 90059

Councilmember Ed Reyes
City of Los Angeles
200 N. Spring Street, Room 410
Los Angeles, CA 90012

Ms. Sharon Lowe
Office of Councilmember Reyes
200 N. Spring Street, Room 410
Los Angeles, CA 90012

County of Los Angeles
Environmental Health
5050 Commerce Dr.
Baldwin Park, CA 91706

Directing Attorney Legal Aid
Foundation of L.A.
8601 S. Broadway
Los Angeles, CA 90003

Appendix B — Fact Sheet

**October 2004
FACT SHEET**

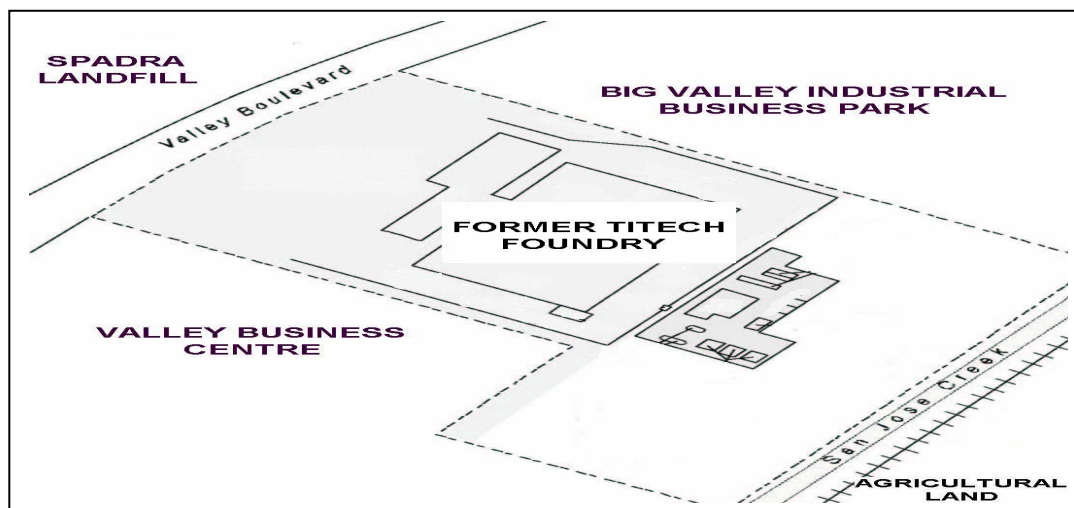
FORMER TITECH FOUNDRY Pomona, California

Para información en español por favor comuníquese con Leticia Hernández al numero (714) 484-5488.



Comments sought on proposed soil cleanup

The Department of Toxic Substances Control (DTSC) is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.



TiTech Site location Map

30-Day Public Comment Period October 21 through November 20, 2004

Written comments on the Draft Removal Action Workplan (RAW) and Draft Notice of Exemption (NOE) must be postmarked by November 20, 2004, and sent to Jessy Fierro, DTSC, 1011 N. Grandview Avenue, Glendale, CA 91201. If you have any comments, please mail back the comment form on page 3, or email your comments to jfierro@dtsc.ca.gov.

Supporting documents relating to the proposed cleanup are available for your review at the locations listed on page 2.

State of California



**California
Environmental
Protection Agency**



We invite you to review and comment on the proposal to cleanup soil contamination at the former TiTech foundry located at 4000 West Valley Boulevard, Pomona. The property is approximately 9 acres in size and is located in a predominantly industrial area.

Previous investigations were performed in 1999, which included testing soil and groundwater at the site. Testing found high levels of tetrachloroethene (PCE), trichloroethene (TCE), metals (arsenic, titanium and nickel) and petroleum hydrocarbons (TPH) in soil and surface groundwater.

The Department of Toxic Substances Control (DTSC) will oversee the cleanup to make sure that work conducted at the site meets all applicable laws and regulations, and is protective of public health and the environment.

Proposed cleanup plan

The following cleanup methods are proposed:

- Removing soil with high levels of PCE, TCE, metals, and TPH. These areas will be backfilled with clean soil.
- Using Soil Vapor Extraction (SVE) system to reduce soil vapor levels to below public health risk levels.
- Using vapor barriers under future buildings if SVE is not fully effective.
- Transporting the contaminated soil to a state licensed disposal facility.
- Capping (covering) the property with paving and buildings.

In addition to these activities, a deed restriction may be placed on the property to prohibit the future development of residential housing, schools, daycares, or hospitals if residential cleanup levels cannot be achieved.

What you can expect to see in your neighborhood

If the cleanup is approved, you can expect to see the following activities:

- A work notice will be distributed to the community prior to soil removal activities taking place.
- Onsite construction equipment will operate during city approved working hours.
- Personnel on the site will use standard machinery as well as safety equipment.
- As contaminated soil is excavated, it will be temporarily stored in

stockpile areas and watered frequently.

- Dust will be controlled by spraying water over excavation areas.
- Truck and equipment speeds on and off the site will be regulated.
- Trucks will transport soil to the disposal facility via Valley Blvd and the 57 freeway.

California Environmental Quality Act – Notice of Exemption (NOE)

DTSC has prepared a Draft Notice of Exemption for this project as required by the California Environmental Quality Act. The Draft NOE document states that the project will not have a significant effect on public health or the environment because of the relatively small volume of contaminated soil, short project duration, and controlled manner in which soil will be excavated, loaded onto trucks, and taken off-site for disposal.

Where to find documents

The Draft Removal Action Workplan, Draft Notice of Exemption, the Preliminary Endangerment Assessment Report, and other site related documents are available at the following locations:

Walnut Public Library
21155 La Puente Road
Walnut, CA 91789
Contact: (909) 595-0757

Department of Toxic Substances
Control 1011 North Grandview Avenue
Glendale, CA 91201
Call Jone Barrio at (818) 551-2886 to make an appointment.

Next steps

All public comments will be evaluated before a final cleanup decision is made. The final cleanup may be modified based on your comments. We will respond in writing to all comments in a formal "Response to Comments" document that will be sent to everyone who submitted comment. If you have any comments, please fill out the comment form and send it back to DTSC at the address provided on page 1.

Who to call for further information

If you have questions about the site, please contact:

Jessy Fierro
Project Manager
(818) 551-2174
Email: jfierro@dtsc.ca.gov

Tim Chauvel
Public Participation Specialist
(714) 484-5487
Email: tchauvel@dtsc.ca.gov

Media Inquiries

Jeanne Garcia
Public Information Officer
(818) 551-2176
Email: jgarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

You can obtain additional information by calling the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Jessy Fierro (Project Manager) at (818) 551-2174.

For more information about DTSC, please visit our website at www.dtsc.ca.gov.



COMMENT FORM

If you have any comments concerning the **TiTech Site Removal Action Workplan (RAW)** please send your comments by November 20, 2004 to: Ms. Jessy Fierro, Department of Toxic Substances Control, 1011 N. Grandview Avenue, Glendale, CA 91201. Please include your name and address if you wish to receive a copy of the written Response to Comments document when the final RAW is issued.

Name: _____ Address: _____
City: _____ State: _____ Zip: _____

Comments (attach additional pages if needed): _____

Note: Your comments are part of the public record and, if requested, may be subject to release.

Appendix C — Demographic Profile

| | |
|-------------------------------|------------|
| Population: | |
| 2000 Census | 149,473 |
| Age | |
| 2000 Census Median Age | 26.5 years |
| Households: | |
| 2000 Census | 39,598 |
| Average persons per household | 3.82 |
| Families: | |
| 2000 Census | 29,798 |
| Population by Race: | |
| Latino | 96,370 |
| White | 62,419 |
| African American | 14,398 |
| Asian | 10,762 |
| Pacific Islander | 311 |